



Address: [4817 SLEEPY RIDGE CIR](#)
City: FORT WORTH
Georeference: 6270-607-20
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S001H

Latitude: 32.6360916294
Longitude: -97.3976530014
TAD Map: 2030-352
MAPSCO: TAR-103E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
Block 607 Lot 20

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07538405

Site Name: CANDLERIDGE ADDITION-607-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,674

Percent Complete: 100%

Land Sqft^{*}: 5,619

Land Acres^{*}: 0.1289

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SFR JV-1 2021-1 BORROWER LLC

Primary Owner Address:

1508 BROOKHOLLOW DR
SANTA ANA, CA 92702

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: [D221332228](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV 1 PROPERTY LLC	4/16/2021	D221107844		
PARIS DEREK L	1/20/2021	D218269512		
WAGNER LOIS ANNE EST	6/14/2001	00149590000435	0014959	0000435
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	8/15/2000	00144770000669	0014477	0000669
IFS CANDLERIDGE INVESTORS LP	1/1/1999	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$232,235	\$35,000	\$267,235	\$267,235
2024	\$275,438	\$35,000	\$310,438	\$310,438
2023	\$296,135	\$35,000	\$331,135	\$331,135
2022	\$252,215	\$35,000	\$287,215	\$287,215
2021	\$219,253	\$35,000	\$254,253	\$249,195
2020	\$191,541	\$35,000	\$226,541	\$226,541

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.